



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)
(+39) 0836211782

Terraced house for sale in Gallipoli

€ 435.000

Ref. CBI104-2200-144



400 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

Gallipoli - LECCE - SALENTO

For its inexhaustible charm and its breathtaking sunsets, thanks to its enchanting landscape, its architectural and cultural richness, Gallipoli is called the "Beautiful City" and known throughout the world as the "Pearl of the Ionian".

We offer for sale in a quiet residential area, but at the same time a few steps from the crystal clear sea and the city center, in a strategic position, a beautiful terraced villa with sea view, of large size and with the possibility of further expansion.

Arranged over four levels, in addition to the flat roof, it has two independent entrances and therefore has excellent potential, both as a comfortable primary residence and as an accommodation facility, in an excellent state of maintenance and with attention to every detail to offer comfort and functionality.

On the ground floor there is a bright living area of about 85 m2 with kitchenette separated from the kitchen/dining area and from the double living room, with bathroom; on the first floor sleeping area with three large bedrooms and two bathrooms.

All with double exposure and double facing onto comfortable and large covered verandas from which to enjoy a splendid sea view.

Also via an internal staircase you reach the second floor with a room used as a laundry / ironing room and overlooking the terrace of about 65 square meters, as well as a flat roof where a cistern has been installed for an additional reserve of hot water.

In the basement about 100 square meters currently used on one side as a tavern with a beautiful stone fireplace, kitchen and a bathroom, and on the other as a hobby room with kitchen and garage; the latter preceded by a comfortable outdoor area covered by a lovely flowered canopy, which can be used as a second covered parking space.

Excellent finishes, from the Garofoli doors, to the Rosa Alicante marble used for the entire internal staircase, to the first choice

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galatina@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



flooring up to the stone used for the external walls. The constant attention to every aesthetic-structural detail make this property an excellent investment.

Gallipoli, one of the most beautiful and renowned towns on the Ionian coast, is 40 km from Lecce, 57 km from Otranto, 85 km from Brindisi airport and 206 km from Bari airport.

Certification

Energy Class: G

EPglnr: 420.68 kwh/□

Features

Property ID: CBI104-2200-144

Contract: Sale

Categoria: Terraced house

Address: Via Carlo Rocci Cerasoli, 8

Zip Code: 73014

Municipality: Gallipoli

Total sqm: 400 sq.m.

Bedrooms: 3

Bathrooms: 4

Rooms: 6

Internal condition: Excellent

Floor: Multi-Storey

Total floors: 4

Independent heating: Heating

Parking space: Carport

Date of construction: 1995

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 65 sq.m.

Garden: Private

Sea distance: 600 meter

Kitchen: Regular Kitchen

Garage: for three cars, 50 sq.m.

Air-Conditioned

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

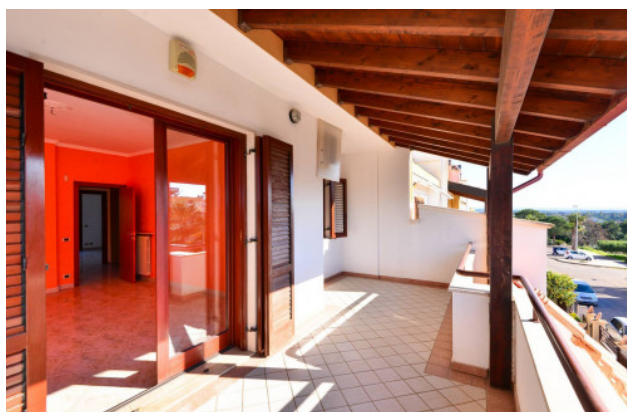
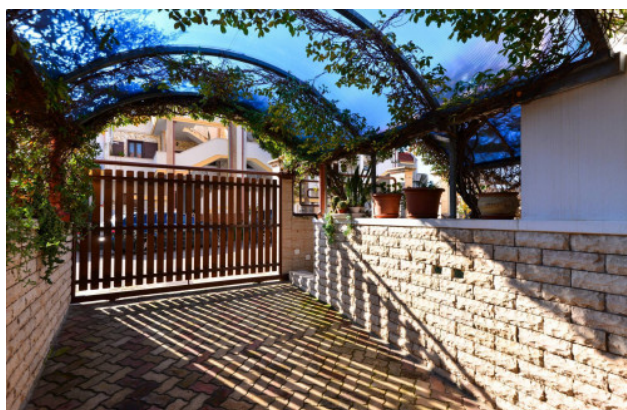
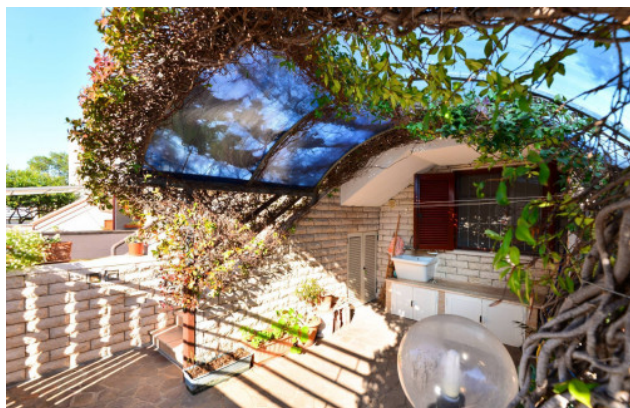
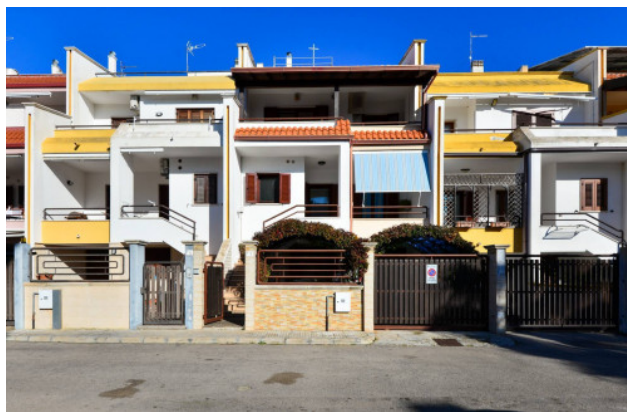
High Schools

Cafe

Post Offices

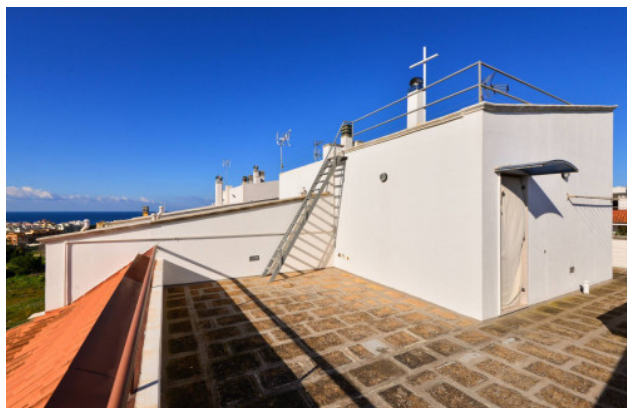
Shopping Centers

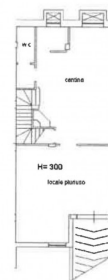
Municipal Offices



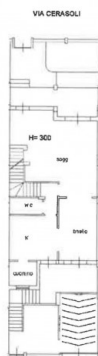




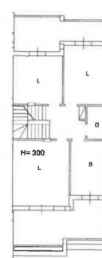




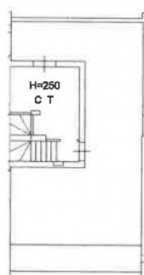
PIANO SEMINTERRATO



VIA 9 MARZO
PIANO TERRA



PIANO PRIMO



PIANO SECONDO